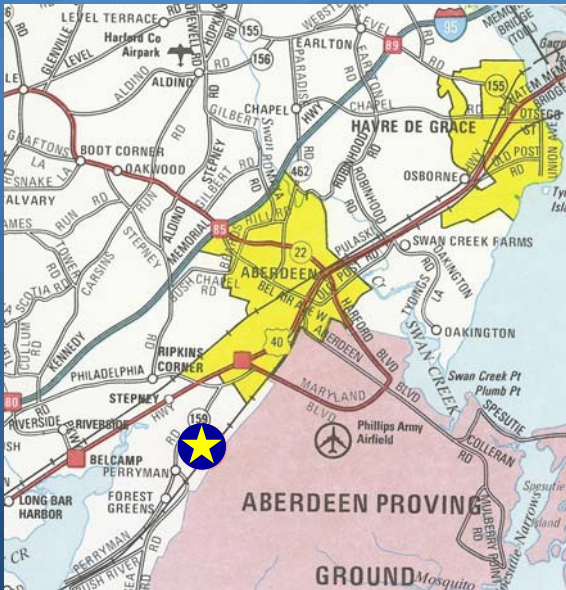


## The Sweet Spot of the Mid-Atlantic



# ADVANTAGE BUSINESS CENTER

## 502 Advantage Way

## Aberdeen, MD 21001

Building Specifications		Proposed
Building Size (SF)		330,000 sf
Available SF		330,000 sf
Is Space Divisible?		Yes
If Divisible Minimum SF		100,000 sf
Status		Proposed
Construction Date		September 2004
Construction Type		Industrial/Warehouse
Number of Floors		1
Sprinklers		ESFR
Ceiling Height		30'0"
Column Spacing		50'w x 50'd
Loading		
Tailgate Doors		50 ext.
Drive-in-Doors		Yes
Basic Site Specifications		
Business Park		Advantage Business Center
Acres		22.00 acres
Zoning Classifications		GI (General Industrial)
Notes		
Parking: Surface spaces are negotiable		
Available Occupancy Date		September 2004
Leasing Cost per SF		\$4.25 sf
Sale Price		\$2,600,000.00
Transportation		
Closest Highway		
Distance in Miles		
Closest Interstate		
Distance in Miles		
Regional Airport		
Distance in Miles		
Hub/International Airport		
Distance in Miles		
Rail Service (if applicable)		Norfolk Southern
Spur		
Utilities		
Electric Service		BGE
Electric -Amps		
Gas Service		BGE
Type of Heat		Gas Fired
Incentives		
Enterprise Zone		yes
Empowerment Zone		
Contact		William M. Pellington
Company		CB Richard Ellis
Phone		410-244-3137

# Harford

## COUNTY

### MARYLAND

Office of Economic Development  
220 South Main Street - Bel Air, MD 21014

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